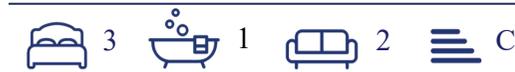




STEPHENSON BROWNE

Talke Road, Alsager

ST7 2PW



£210,000

DESCRIPTION

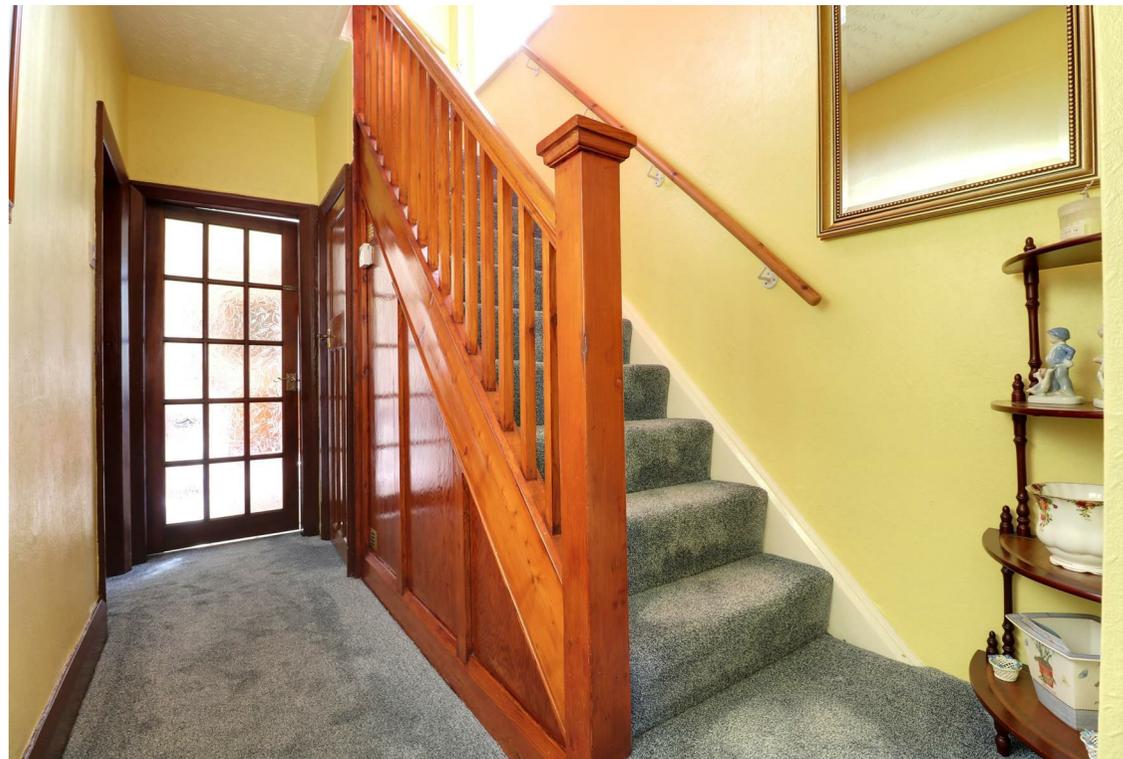
An extended three bedroom semi-detached home with a driveway and garage, offered for sale with no onward chain! A fantastic opportunity for first time buyers or families to purchase a traditional, bay-fronted semi-detached home in a very convenient location close to Alsager train station and town centre.

An entrance hallway leads to the downstairs WC, 24 feet long lounge and the kitchen, which opens into a separate dining area. Upstairs there are three bedrooms (two spacious doubles and a box room) and a modern shower room.

Ample off-road parking for multiple vehicles is provided via the driveway and single detached garage, whilst the rear garden features patio and lawned areas and creates an ideal setting to enjoy the best of the summer weather!

Situated on Talke Road, the property is ideally placed for Alsager railway station, with easy access to the wealth of amenities within Alsager town centre. Schools such as Excalibur Primary School and St Gabriel's RC Primary School are within close proximity, whilst commuting links such as the A500 and M6 are within easy reach. If you're a keen golfer, Alsager Golf & Country club is also nearby.

An ideal first time buy in a very convenient location, please contact Stephenson Browne to arrange your viewing.





ROOM DESCRIPTIONS

Entrance Hall

UPVC double glazed front door, fitted carpet, ceiling light point, radiator, under stairs storage cupboard.

Downstairs W/C

Laminate flooring, UPVC double glazed window, ceiling light point, W/C, wash basin.

Lounge

24'3" x 10'9"

Fitted carpet, UPVC double glazed bay window, two ceiling light points, radiator, gas fire, double doors opening into the Dining area.

Kitchen

17'4" x 5'11"

Tiled flooring, UPVC double glazed window and rear door, ceiling light point, radiator, one and a half bowl sink with drainer, wall and base units, tiled splashback, space and plumbing for appliances, opening into;

Dining Area

10'10" x 7'11"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Landing

Fitted carpet, UPVC double glazed window, ceiling light point, loft access.

Bedroom One

12'0" x 9'6"

Minimum measurement to Fitted wardrobes - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Two

11'10" x 9'9"

Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

Bedroom Three

6'9" x 5'11"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.



Showers Room

8'2" x 5'9"

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, chrome towel radiator, airing cupboard, tiled walls, W/C, pedestal wash basin, shower cubicle.

Outside

To the front of the property is a paved driveway with a lawned garden and mature border shrubs, whilst the rear garden features patio and lawned areas with border hedges and mature shrubs.

Garage

16'0" x 7'10"

A detached single garage with double doors.

Council Tax Band

The council tax band for this property is C.

NB: Tenure

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

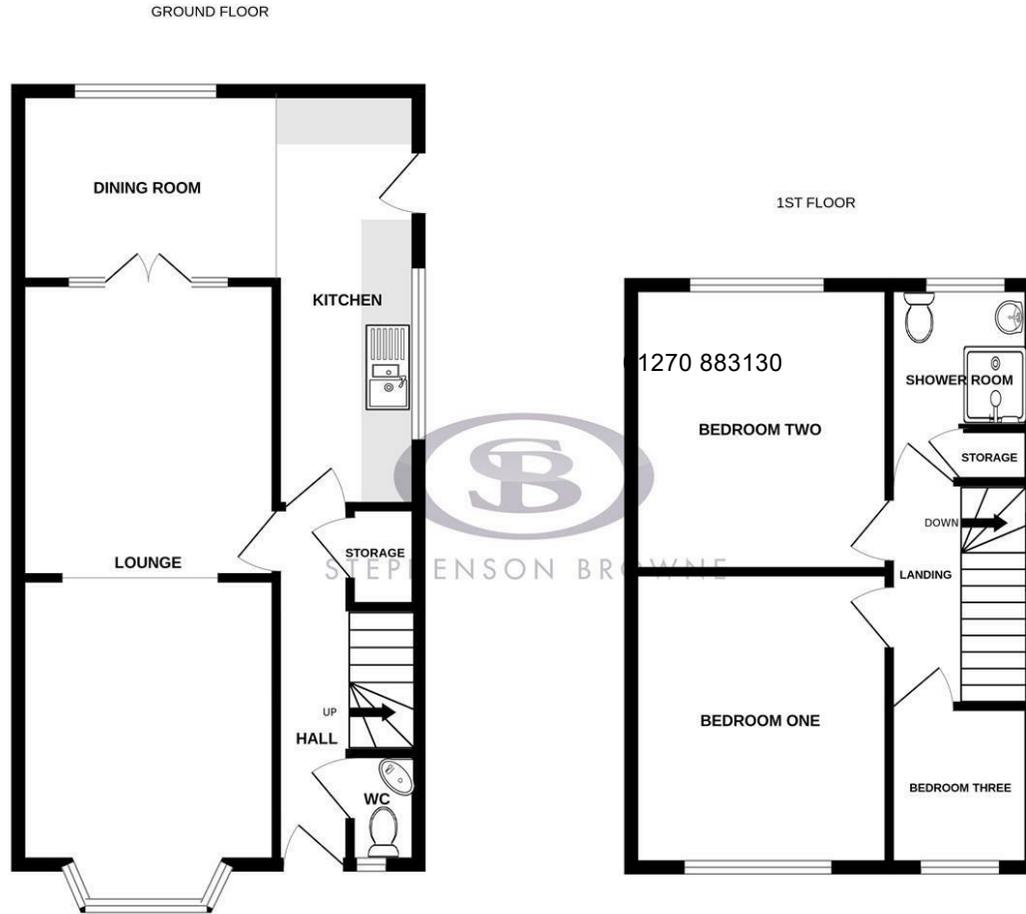
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Alsager AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		71

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		83

Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

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